

TEXAS TRANSPORTATION COMMISSION

COMAL County

MINUTE ORDER

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SAN ANTONIO District

In the City of New Braunfels, Comal County, on FM 306, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 207, at Page 516, of the Deed Records of Comal County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.

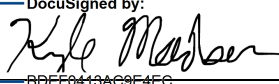
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Gruene Gate, LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$105,615.

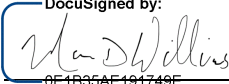
The commission finds \$105,615 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Gruene Gate, LLC, a Texas limited liability company, for \$105,615; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116163 November 30, 2021

Minute Number	Date Passed
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EXHIBIT "A"

County: Comal
Highway: Farm-to-Market No. 306
Control Section: 1728-02

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TRACT NO. 1

BEING a 0.4849 acre (21,123 square feet) tract of land situated in the A.P. Fuquay Survey No. 35, Abstract No. 155, City of New Braunfels, Comal County, Texas; being a called "proposed connector road" portion of a called 3.615 acre tract of land State of Texas by Hanno Guenther described as Parcel No. 18, Part 1 recorded in Volume 207, Page 516 of the Deed Records of Comal County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 4907" found on the southwesterly right-of-way line of said F.M. Highway No. 306 marking a north corner of said proposed connector road, same being the eastern-most corner of a called 1.157 acre tract of land described as Tract 2 in instrument to Gruene Gate, LLC recorded in Document No. 202106018043 of the Official Public Records of Comal County;

- 1) **THENCE**, South 43°52'05" East, 158.49 feet along the southwesterly right-of-way line of said F.M. Highway No. 306 to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4907" found marking the northeast corner of said proposed connector road, same being the northeast corner of a called 5.384 acre tract of land described as Tract 1 in said instrument to Gruene Gate, LLC;

THENCE, departing the southwesterly right-of-way line of said F.M. Highway No. 306, along the southeasterly lines of said proposed connector road, and along the northwest lines of said Tract 1 the following three (3) courses and distances:

- 2) 1. South 86°47'51" West, 74.87 feet to a concrete TXDOT monument found for corner;
- 3) 2. South 46°06'00" West, 172.28 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4907" found for corner;
- 4) 3. South 11°45'38" West, 82.34 feet to a TXDOT monument found marking the southern-most corner of said proposed connector road on the northeasterly right-of-way line of Old F.M. Highway No. 306 (80 feet wide) marking the northwest corner of said Tract 1;
- 5) **THENCE**, in a northwesterly direction, along the northwesterly right-of-way line of said Old F.M. Highway No. 306, along a non-tangent curve to the right, a radius of 1186.30 feet, an internal angle of 8°01'53", a chord bearing and distance of North 19°52'42" West, 166.15 feet, an arc length of 166.29 feet to a concrete TXDOT monument found marking the southwest corner of said proposed connector road, same being the southwest corner of aforesaid Tract 2;

THENCE, departing the northeasterly right-of-way line of said Old F.M. Highway No. 306, along the northwesterly lines of said proposed connector road, and along the southeast lines of said Tract 2 the following three (3) courses and distances:

- 6) 1. South 76°31'13" East, 53.68 feet to a concrete TXDOT monument found for corner
- 7) 2. North 46°06'00" East, 144.98 feet to a concrete TXDOT monument found for corner;
- 8) 3. North 4°36'00" East, 74.80 feet to the **POINT OF BEGINNING**, and containing 0.4849 acre of land in Comal County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



Abel P. Stendahl, RPLS 6754
J.O. No. 202-100-146
Trihydro Corporation, TBPELS #10194320



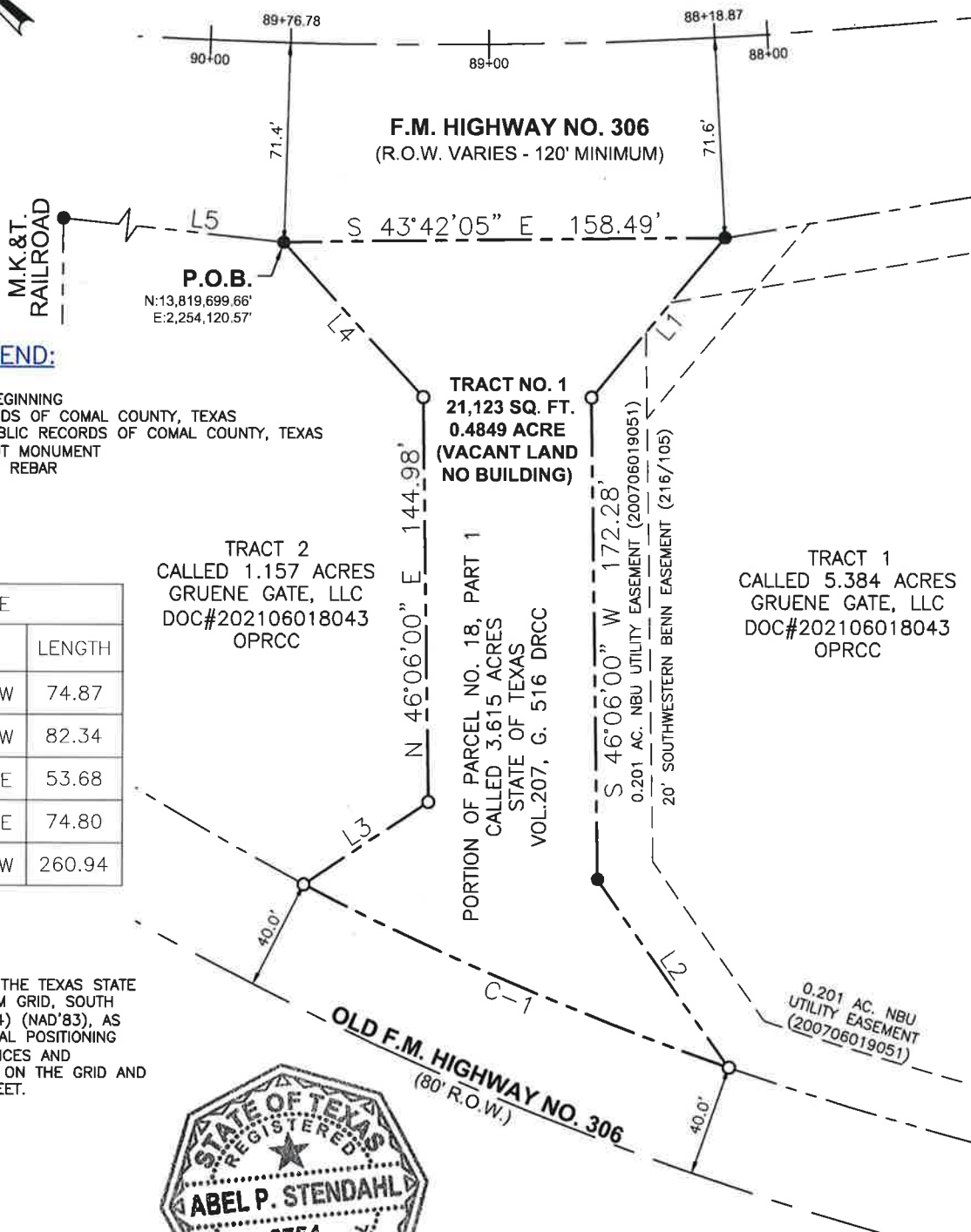
EXHIBIT "A"

F.M. HIGHWAY NO. 306
21,123 SQUARE FOOT TRACT OF LAND
SITUATED IN THE A.P. FUQUAY SURVEY
NO. 35, ABSTRACT NO. 155, CITY OF
NEW BRAUNFELS, COMAL COUNTY,
TEXAS

Scale: 1" = 60'



CURVE	RADIUS	DELTA ANGLE	ARC	CHD BRG	CHD DIST
C-1	1186.30'	8°01'53"	166.29'	N 19°52'42" W	166.15'



New Braunfels Branch Office

Texas Survey Firm 10194320
1011 West County Line Road
New Braunfels, Texas 78130
(P) 830/625.0337 (F) 830/626.3601



Abel P. Stendahl 7/6/21